ADDRESS NEW OWNER:
Zachary G. Rakestraw

1025 Wellmoor Ct.
Nashville, TN 37209

SEND TAX BILL TO:

NEW OWNER

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

MAP & PARCEL NOS.:
114070B12400CO

BILL GARRETT, Davidson County
Trans:T20140002932 DEEDWARR
Recvd: 01/14/14 11:59 3 pgs
Fees:18.00 Taxes:962.00
20140114-0003676

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Edgar L. Saunders, IV and Heather L. Saunders, both unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Zachary G. Rakestraw and wife, Ashleigh Rakestraw** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 113, on the Plan of Section Five, Westchase of record in Instrument No. 20041215-0149127, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Edgar L. Saunders, IV, and Heather L. Saunders, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by Warranty Deed recorded on May 5, 2005, in Instrument No. 20050505-0050270, Register's Office for Davidson County, Tennessee. The said Edgar L. Saunders, IV, and Heather L. Saunders have since divorced. See Final Decree, Docket No. 13D-934, In the 4th Circuit Court for Davidson County, Tennessee. Neither of them have re-married. Edgar L. Saunders, IV, is one and the same person as Edgar Lowick Saunders, IV. Heather L. Saunders is one and the same person as Heather Lynn (Heggie) Saunders.

This is property with a common address of **1025 Wellmoor Ct., Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.
(2) All matters appearing on the Plan of record in Instrument No. 20041215-0149127, Register's Office for Davidson County, Tennessee, and in Book 9700, Page 521, said Register's Office.
(3) Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20021126-0146387, said Register's Office.
(4) Dedication of common area to Westchase Property Owners Association in Instrument No. 20060921-0117333, said Register's Office.
(5) Agreement for Dedication of Sewer Line Easement in Instrument No. 20021028-1031574, said Register's Office.
(6) Agreement for Dedication of Public Utilities Easement in Instrument No. 20021104-0134795, said Register's Office.
(7) Subject to a 100' TVA Easement of record in Book 751, Page 374; Book 787, Page 13; and Book 787, Page 14, said Register's Office.
(8) Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Pages 720 and 723,

said Register's Office.
(9) Agreement for Dedication of Easements for Public Utilities of record in Book 8626, Page 852, said Register's Office.
(10) Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement of record in Deed Book 2484, Page 315, said Register's Office.
(11) Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, in Instrument No. 20050509-0052106, said Register's Office.
(12) Outconveyance to Karl E. Haury, Jr., recorded in Instrument No. 20021028-0131572, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of January, 2014.

Edgar L. Saunders, IV

Heather L. Saunders

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Edgar L. Saunders, IV and Heather L. Saunders, both unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **7th** day of **January 2014.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1401-004

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $260,000.00.

Affiant

Subscribed and sworn before me this 7th day of January, 2014.

Notary Public
My Commission Expires: 2/4/2015

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY